

Charming detached 3 bedrooms village house with garage and large enclosed garden.



INFORMATION

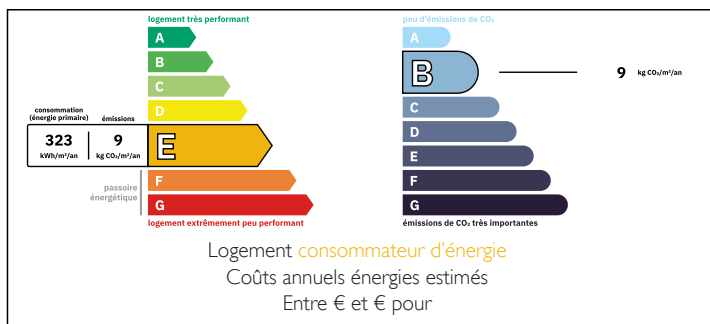
Town:	Blond
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	1812 m2

IN BRIEF

Located in the heart of this traditional Limousin village, Blond has a boulangerie, a restaurant, poste office, primary school and several artisan businesses. The town of Bellac with its Supermarkets and hospital is 10 minutes away and Limoges airport 28kms away. The Monts de Blond is renowned for cycling, horse riding, and fishing. Mortemart, one of the most beautiful village of France with its golf course is 5 minutes away.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 624 EUR

Taxe habitation: EUR

DESCRIPTION

This charming stoned house is move in ready. It is in good condition. It has original wooden parquet floor boards throughout. Double glazing windows. The heating system is a recently installed pellet boiler. The roof appears to be in condition. Main drains.

The layout is as follows:

Entrance hall (5m²)

Kitchen/ dining area (18m²)

Living room (16m²)

Bedroom (12m²)

Laundry room (9m²)

Toilettes (1m²)

Door from hall to Cellar and access to the Garage with double door to front of the house.

On the first floor :

Landing (7m²)

Bedroom (10m²)

Bedroom (12m²)

Bathroom with stand-in shower(9m²)

Second floor :

Attic convertible space is around 20m²

Off road parking in front of the garage

Well with hand pump in the garden

Large enclosed garden behind the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES